



Affordable Housing Advisory Committee MINUTES

**REGULAR MEETING
Thursday, October 1 2015**

Board Members in Attendance:

Lindsey Simerly, Chair	Jay Gurney	Scott Dedman
Randall Barnett		

Staff in Attendance:

Heather Dillashaw	Shannon Capezzali	Alan Glines
Vaidila Satvika	Chris Hnatin	Bonnie Child

Staff in Attendance:

1. APPROVAL OF MINUTES

The minutes from the meeting on 9/3/2015 were not reviewed at this meeting.

2. UPDATES

a. Housing Fair

- Randall Barnett will deliver a letter to residents apologizing for the late-night noise of Roost.
- Bonnie Childers provided an overview of the housing fair outcomes and exit survey results. 22 vendors, and 2 tiny homes participated. Staff estimates a demographically diverse turnout of around 300 people. 61 exit surveys were completed. Future events should include a tour of an accessory dwelling unit, and make available Section 8 applications.

3. UNFINISHED BUSINESS

a. Bylaws

- AHAC will vote on its bylaws at the next meeting.

b. Infill development

- Alan Glines provided an update on infill development planning including next steps for accessory dwelling units. Some of AHAC's recommendations could be included in the consolidated planning process. The Request For Proposals for the new City Comprehensive Plan is to be released this week and staff expects to begin drafting the Plan in January. Cottage developments were discussed as an option for tiny home developers. Glines described a new state law which makes it difficult for cities to require better design. Additional staff recommendations for UDO changes will be presented at an upcoming meeting.
- Scott Dedman stated that the underutilization of lots is a major challenge, especially for commercial properties. Encouraging residential on top of large commercial developments, such as grocery stores, could be included as a strategy. City Legal staff is requested to attend the November meeting to discuss.

4. NEW BUSINESSES

c. Priority recommendations to Council

- Priority recommendations will remain the same this coming year.
- Alan Glines recommended including a review of lower zoning to increase density as part of the Consolidated Planning process. This could also include increasing the threshold for Level 3 reviews.
- Discuss the option to waive water and tap fees for affordable units.
- Continue to review Inclusionary Zoning, or the alternative option of having higher developer fees which can be reduced or waived for those who include affordable housing.

d. Additional recommendations to Council

- A bond referendum for affordable housing will continue to be a strategy. AHAC may consider the opportunity of the AB Tech tax which is set to expire.
- HTF loans could be directed towards rehabilitation in addition to new construction. COA staff will discuss with Development Services how many multi-family remodel permits have been received over the last three years.
- City staff is aware of the challenge for the public to contact DSD and city Planners by phone for information.
- City Council did not support the AHAC recommendation to allow only homestays to operate, except in the CBD where short term rentals are legal. Staff will reintroduce language changes to address some of Council's concerns in November. Laura Collins clarified that a homestay is not eligible if it is in an accessory dwelling unit, it must be located in the primary residence which would include a shared kitchen.
- AHAC supports hosting another housing summit next year.

e. AHAC has 4 current openings and encourages developers, bankers, and architects to apply.

5. PUBLIC COMMENT

- David Nutter from the public stated that the County Planning Commission is reviewing proposed zoning changes, including one called Community Oriented Development to establish standards for affordable and workforce housing in the county. He will provide copies of that document to staff and the Chair. Heather Dillashaw stated that the Buncombe Health and Human Services Board will be doing an overview of affordable housing. COA staff have been invited to do a presentation.

6. ADJOURN

- **The next meeting of the AHAC will be Thursday, November 12, 2015 at 8:30 am in the 5th Floor Large Conference room of City Hall.**